Development Control – Delegated Officer Report

Application Number: AWDM/0075/20 Recommendation – APPROVE

Site: 6 Hope Cottages, The Green, Southwick, BN42 4DA

Proposal: Replacement platform, step and galvanised handrails to north elevation, with a larger ramp and platform with galvanised handrails.

Date of site visit: 14.03.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings & Proposal

The application relates to a two storey brick built, pitched roof, purpose built flats with the footprint of the block in a 'zig-zag' form, meaning that the entrance to the block is within the front internal corner which faces onto Roman Crescent. The site is on a corner plot with Roman Crescent to the front north east and The Green to the south, Cross Road is directly opposite.

The site is within the Southwick Conservation Area.

The proposal seeks permission to provide a ramp to the front of the building within the internal corner, and which faces onto the street. The ramp will have a flat platform area directly abutting the door which will measure approx. 2.5m x 2.5m. From the flat platform will be a slope which leads down towards the street for some 6m in length. The slope will be approx. 1m in width. There will also be railings around both the platform area and the slope.

The application has been submitted by Adur & Worthing Home Assistance, Adur & Worthing Councils.

Planning History: None

Consultations:
ADCAG – Recommend approval

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15, 17
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection in principle to the proposed extension which would provide disabled access.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual Amenity

As the building is in a zig-zag shape, there is no obvious entrance door. But to the front of this entrance door are 2no. walled flower beds which will form a visual screen to the ramp and handrails, therefore it is not considered to materially affect the visual amenities of the area or the character and appearance of the Conservation Area.

Residential Amenity

In view of the position of the ramp etc. it is not considered to materially affect the existing residential amenities of the remaining flats within the building.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit

Informative
1. Approved without amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 14.04.2020

Authorised by: Peter Barnett Date: 14 April 2020